

ATTACHMENT 1
EXHIBIT A – FINDINGS
DRC2014-00136 ANDRADE

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involves the construction of a second residence on an existing parcel designated Residential Multi Family in an urbanized residential area, and will not require grading or removal of native vegetation.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed single family residence is an allowed use in the Residential Multi Family land use category and, as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the single family residence on a parcel designated for residential multi-family does not generate activity that presents a potential threat to the surrounding property and building. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the single family residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Paso Robles Street, a local road constructed to a level able to handle any additional traffic associated with the project.